



GSA National Capital Region

April 15, 2015

Ms. Juanita Perry
SNAPS Specialist
Office of Special Needs Assistance Programs
U.S. Department of Housing & Urban Development
451 7th Street, SW, Room 7262
Washington, D.C. 20410

RE: GSA Control No. DC-496-1
49 L Street Warehouse
49 L Street, SE
Washington, DC 20003

Dear Ms. Perry:

The property identified on the enclosed checklist has been reported excess to the needs of the General Services Administration and we will be handling its disposal. Provided for your review is a copy of the Asset Checklist and a photo of the facility. The property is composed of a 1-story 32,013 gsf warehouse with some office areas as seen on the attached aerial photo. The property is currently undergoing the Federal screening process, which ends on 13 May 2015. To date, no Federal agency has expressed a desire to acquire this site.

Pursuant to the provisions of the Stewart B. McKinney Homeless Assistance Act, please review this property for suitability as a facility to assist the homeless and advise me of your determination. We will advise you in writing of any expressed interest during the Federal screening process. If there is no Federal interest, and should you determine the property suitable, it would be available for publishing in the Federal Register.

If you need additional information concerning the property, please contact me at 202.401.5806 or tim.sheckler@gsa.gov.

Sincerely,

(b) (6)

Tim Sheckler, Director
Real Property Utilization & Disposal Division
National Capital Region

Enclosures

U.S. General Services Administration
301 7th Street, SW, Room 7709
Washington, DC 20407-0001
www.gsa.gov



GSA National Capital Region

cc: David Stinson, GSA

U.S. General Services Administration
301 7th Street, SW, Room 7709
Washington, DC 20407-0001
www.gsa.gov

**Title V Property Survey
Federal Property Information Checklist
(Rev. 11/89)**

Instructions: 1) Use this form
2) Complete all items below or the checklist will be returned for completion

Date **4/10/2015** Property ID# _____
(HUD will assign)

FEDERAL LANDHOLDING AGENCY **GSA**

2. **PROPERTY** **49L Street**
(name) (Installation, if applicable)

3. **ADDRESS** **49 L St, SE**
Street and number or, if none, brief description of how to locate property
Washington **Washington** **DC** **20003**
City County State Zip

4. **DC0053ZZ** **GSA Inventory Control Number (If available)**

5. **PREVIOUSLY REPORTED TO HUD:** ☐ Yes ☒ No
Determination: ☐ Suitable ☐ Unsuitable by HUD

6. **PROPERTY DESCRIPTION:** Date _____
☒ Building ☐ Vacant Land ☐ Other

A. Current status: ☐ Unutilized ☐ Underutilized
☒ Excess ☐ Surplus

If Excess or Surplus, GSA Disposal Control No. **DC-496-1**

B. If underutilized, type of underutilization: (describe)
☐ Portion ☐ Seasonal ☐ Intermittent ☐ Other

C. Predominant surrounding land use: **Office / Residential**

D. Unusual physical features or
None

E. Legal constraints (right of entry, covenants, permits, licenses, etc.)
Subject to temporary crane swing easement (attached) for owner of 50 M St, SE. Easement allows access to the building for construction of adjacent building, structural modifications to the 49L street roof, as well as building monitoring. Easement is for 18 months from Feb 2015

F. Other (comments):

7. **BUILDING DESCRIPTION**

A. Age	90 yrs
B. Structure type	brick masonry bearing wall w/ interior columns
C. Size (usable square feet per floor)	32,013 gsf
D. Number of floors	1
E. Current or most recent use (storage, residential, office, etc)	storage
F. If occupied, indicate:	
i.	percentage of total space occupied or otherwise in use
ii.	expiration date(s) of any existing lease(s) or renewal period(s)
G. If vacant, indicate:	
i. 67	number of months vacant

8. **BUILDING CONDITION:** Meets or has the potential to meet the following criteria:

	MEETS		POTENTIAL	
	Yes	No	Yes	No
A. Operating sanitary facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Potable water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Electric Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Indicate (if known) distance to nearest utility hook-up(s):				

	MEETS		POTENTIAL	
	Yes	No	Yes	No
E. Heating facilities adequate for the climate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Structurally sound				
i. foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. roofs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. exterior walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. interior walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
vi. describe general condition or extent of repairs needed:				
Poor Condition - See attached narrative				

9. **VACANT LAND**

- A. Size: **N/A**
(acres/square footage)
- B. Improvements (e.g., paved, etc.) describe
- C. Current or most recent use:
- D. If occupied, indicate:
- percentage of total land area occupied or otherwise in use
 - expiration date of any existing lease or renewal period.

10. **VACANT LAND CONDITION:** Meets or has the potential to meet the following criteria:

	MEETS		POTENTIAL	
A. Operating sanitary facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Potable water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Electric Power	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Indicate (if known) distance to nearest utility hook-up(s):				

11. **ACCESS**

- A. Does this property have public access? ☒ Yes ☐ No
If yes, how (road, other) **road**
If no, indicate:
- miles, distance to the nearest road
 - type of terrain
 - miles to the nearest town/city
 - accessible by public transportation: ☐ Yes ☐ No
Type:
- B. Indicate any restrictions on access (hours, etc.)
None

12. **ENVIRONMENTAL SUITABILITY**

- A. Is the property subject to contamination by toxic or hazardous materials or waste? ☒ Yes ☒ No
Identify the basis for determination (submit documents)

Phase II ESA

If yes, also identify:

- i. Nature of contaminants

Hydrocarbons

- ii. Location of contaminants

Soil / Groundwater

- iii. Extent (percentage of building or number of acres affected) of contaminants:

5% site

- iv. Any scheduled clean-up plans (including projected date of completion and estimated cost, if known)

None required

- B. Is an industrial, commercial or Federal facility handling flammable or explosive material (excluding underground storage) located on the property or within 2,000 feet of its boundary? (Exclude underground storage, gasoline stations, tank truckers, and any above-ground container(s) with a capacity of 100 gallons or less of such materials.) ☐ Yes ☒ No

If yes, indicate:

- i. Number of acres located more than 2,000 ft. from such
ii. Nature of the facility and material

- C. Is any portion of the property located within an airport runway clear zone? ☐ Yes ☒ No
If yes, indicate the portion (percentage of this property which is so located)

- D. Is any portion of the property located within a 100 year floodplain? (Note that the fact that a Federal property is not included in an existing floodplain map or study does not, by itself, justify a "No" answer.) ☐ Yes ☒ No

Is any portion of the property located in the floodway? ☐ Yes ☒ No

- E. Is the property impacted by any other known environmental condition which might jeopardize the safety of occupants of the property (e.g., friable asbestos, PCBs, radon, periodic flooding)? ☒ Yes ☐ No

Indicate:

- (1) Basis for determination (submit document):
Building Evaluation Reports / Phase I report

- (2) Nature of condition:
Asbestos Pipe Insulation / Floor tile / misc asbestos debris
Lead paint on exposed structural steel / mold / possible PCBs in light ballasts

- (3) Extent of condition:
Fairly prevalent

- (4) Location of condition:
Various locations throughout the building

F. Are there any other known environmental conditions which could affect or be impacted by the occupancy of the property (e.g., endangered species, wild and scenic rivers, wetlands, historic properties, storm water runoff, etc.)? ☐ Yes ☒ No ☐ Undetermined

If yes, for each:

(1) Describe the environmental condition:

(2) Describe the potential impact

(3) Basis for the determination (submit document):

13. **SECURITY**

A. Is the property located in a secure facility to which the general public is denied access? ☐ Yes ☒ No

B. If the answer above is yes, can alternative access be provided for the general public without compromising security requirements: ☐ Yes ☐ No

Indicate method of providing access:

14. **LIMITATIONS ON USE**

A. Are there now, or are there anticipated to be, any other limitations not previously described on the use of this property to assist the homeless for a period of one year or more? ☒ Yes ☒ No

B. If yes, describe the limitation:

The building is subject to a crane swing easement (attached) that requires and permits access by the adjoining property owner for structural modifications, and building monitoring. This agreement runs for approximately 18 months from Jan 2015.

Does the limitation currently exist: ☒ Yes ☐ No

If no, when will any limitation take effect?

Date of Effect

15. CHECKLIST CONTACT PERSON: **Tim Sheckler**
Name

Director, Real Property Utilization & Disposal Div.
Title

Telephone number: FTS **202.401.5806**
Commercial

Date Prepared: **4/10/2015**

49 L Street Existing Building Conditions

The building is generally in poor condition. The building has been effectively mothballed since 2009, and there are problems with the electrical and water systems of the building. The current roof leaks and is in need of extensive structural repair / replacement. The air conditioning units have been stolen off the building. Although a formal engineering assessment has not been completed, there are cracks in perimeter walls that could be minor earthquake damage. A Feb 2015 building inspection estimated the cost to rehabilitate the building to allow basic occupancy at ~\$4,000,000. This was conducted by a general contractor by request of GSA in response to a request to outlease the building to a private party. GSA declined this request due to the poor condition of the building.

